Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Logan Street, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $4,200,000 & $4,600,000

Median sale price

Median price $3,195,000 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Gascoyne St CANTERBURY 3126	$4,575,000	27/10/2023
2	4 Dominic St CAMBERWELL 3124	$4,515,000	02/09/2023
3	14 Irilbarra Rd CANTERBURY 3126	$4,390,000	28/10/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/01/2024 10:36

7 Logan Street, Canterbury Vic 3126

Mark Josem
03 9810 5055
0488 856 736
markjosem@jelliscraig.com.au

Indicative Selling Price
$4,200,000 - $4,600,000
Median House Price
December quarter 2023: $3,195,000



5 3 4

Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments

Comparable Properties



3 Gascoyne St CANTERBURY 3126 (REI/VG)

4 2 4

Price: $4,575,000
Method: Expression of Interest
Date: 27/10/2023
Property Type: House
Land Size: 948 sqm approx

Agent Comments



4 Dominic St CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $4,515,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



14 Irilbarra Rd CANTERBURY 3126 (REI)

4 3 2

Price: $4,390,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 754 sqm approx

Agent Comments

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